

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



January 24, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG*
Zoning Administrator

SUBJECT: Proposed connection between a main structure (detached SFD) and an accessory structure (existing one story pool house). The main structure is located at
5063 Overlook Rd., NW
Lot 0006 in Square 1430
Zoned: R-1-A
DCRA File Job #B1301088-WT
DCRA BZA Case #FY-13 # 5-Z

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Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Special Exception pursuant to § 223.1 to permit an addition that will connect the main structure (detached SFD) to an accessory structure (one story detached pool house) without compliance with the required minimum rear yard setback from § 404.1 and without compliance with the required minimum side yard setback from § 405.9 in the R-1-A Residential Zone. (§ 3104.1)

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18543
EXHIBIT NO. 5

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

Board of Zoning Adjustment
District of Columbia
CASE NO.18543
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NOTES AND COMPUTATIONS**5063 Overlook Rd., NW.****LOT: 0006****SQUARE: : 1430****A SFD Detached
Structure****ZONED: R-1-A****REQUIRED****ALLOWED****PROVIDED****VARIANCE**

LOT AREA	Min. 7,500Sq. Ft.		11,277 Sq. Ft.	
LOT WIDTH	Min. 75 Ft.		115 Ft.	
LOT OCCUPANCY (40%)		4,511 Sq. Ft. (Max. 40%)	Exist. : 4,237 Sq. Ft. Add. 60 Sq. Ft. Total 4,297 Sq. Ft. (32%)	
FLOOR AREA RATIO ()		N/A	N/A	
PARKING SPACES	1		Exist.	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		10 Ft. (BRL)	
REAR YARD	Min. 25 Ft.		2 Ft.	23 Ft. 92%
SIDE YARD	8 Ft.& 8 Ft.		2 Ft. & 8 Ft.	6 Ft. 75%
COURT, OPEN	N/A		N/A	N/A
COURT, CLOSED	N/A		N/A	N/A

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